

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of wall of which is hereby acknowledged, the undersigned, MEGA PROPERTIES PARTNERSHIP, a Delaware general partnership, does hereby sell, convey, and quitclaim, unto HAWAII NEWSUB, INC., a Hawaii corporation, all of its rights, title, and interest in the following described land and property situated in ^{DeSoto}~~Rankin~~ County, Mississippi, to wit:

AS PER ATTACHED EXHIBIT "A"

WITNESS my signature this 7th day of December, 1995.

STATE MS.-DE SOTO CO.
DEC 11 10 29 AM '95

BK 293 PG 656
W.E. DAVIS CH. CLK.
by P. McKay

MEGA PROPERTIES PARTNERSHIP
a Delaware general partnership

By: **DOLE MEGA HOLDING CORP.,**
General Partner

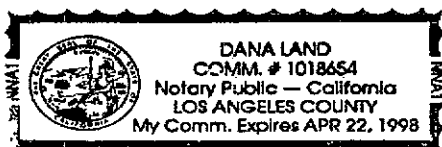
By: Patricia A. McKay
Patricia A. McKay
Vice President

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

§

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of December, 1995, within my jurisdiction, the within named Patricia A. McKay, who acknowledged that she is Vice President of DOLE MEGA HOLDING CORP., the General Partner of MEGA PROPERTIES PARTNERSHIP, a Delaware general partnership, and that for and on behalf of said partnership, and as its act and deed she executed and delivered the above and foregoing instrument after having been duly authorized by said partnership so to do.

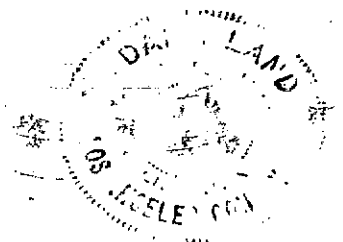
Given my hand and official seal this 7th day of December, 1995.



Dana Land
Notary Public

My commission expires:

April 22, 1998



GRANTOR:

NAME: MEGA Properties Partners
c/o MEGA Management Company, Inc.
ADDRESS: 210 Oak Avenue, 28081
P.O. Box 28
Kannapolis, NC 28082-0028
PHONE: (704) 938-5161

GRANTEE:

NAME: Hawaii Newsub, Inc.
ADDRESS: P.O. Box 2990
Honolulu, HI 96802
PHONE: (808) 548-4811

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PREPARER'S STATEMENT AND INDEXING INSTRUCTION

TYPE OF INSTRUMENT:

Quitclaim Deed

PREPARER'S NAME AND ADDRESS:

First American Title Insurance Company
228 East 45th Street
New York City, NY 10017

212-922-9700

INDEXING INSTRUCTION:

The subject property is to be indexed in the Northwest Quarter of Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi.

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

William A. Baskin
Holcomb, Dunbar, Connell, Chaffin & Willard, P.A.
P.O. Box 190
Southaven, MS 38671

601-342-6806